



OPPORTUNITY

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Savvy investors and business owners can maximize their budget with this cost-effective opportunity, transforming an existing structure into a thriving business with minimal redevelopment costs.

Former car washes are being reimaged into unique and functional spaces, offering entrepreneurs an affordable and creative retrofit opportunity to establish their businesses. With their adaptable layouts and high-visibility locations, these properties provide the perfect foundation for innovative repurposing.



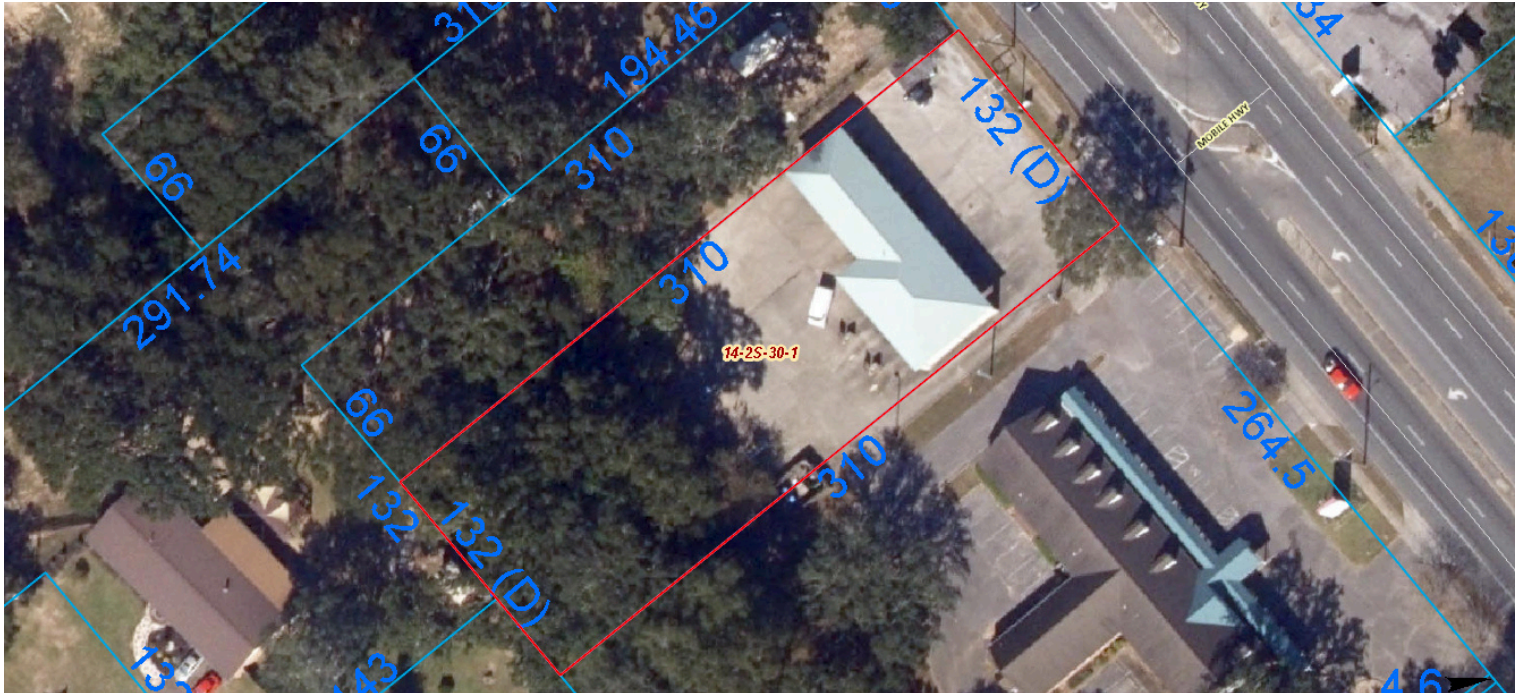
24 W. Chase St. Pensacola, FL 32502



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4955 Mobile Hwy
Pensacola, FL. 32506

Redevelopment Opportunity

This 0.94-acre commercially zoned parcel is strategically situated along the Mobile Highway trade corridor, which experiences a traffic count of 36,500 as of 2023.

Within a 5-mile radius, the population is approximately 140,671. Additionally, there are 7,343 businesses in this area employing a total of 86,728 individuals. Notably, the total business sales from January to November 2024 amount to \$14,619,248,000.

Sale Information

Sale Price	\$239,000
Lease Rate	\$3,500 per mo, plus sales tax
Term	Two YR
Land Size	0.94 AC +/-
Building Size	640 SF Enclosed Area 2,692 Unfinished Utility SF
Dimensions	132' x 310'
Frontage	132'
PID	142S302001330006

Disclosure: The listing Agent is directly related to the property owner.

For more information, please contact:

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**Envisioning
Possibilities**



Auto-Related Uses

Detailing & Auto Repair Shops – The existing bays work well for car detailing, oil changes, tire shops, and small-scale auto repair services.

Motorcycle & ATV Service Centers – With easy access and washing stations, former car washes are ideal for specialized vehicle maintenance.

Food & Beverage Concepts

Drive-Thru Coffee Shops & Cafés – The drive-thru infrastructure makes it a great spot for a coffee stand, smoothie bar, or fast-food concept.

Food Truck Park & Commissary Kitchen – The open bays can be converted into food truck parking spots, with indoor prep space.

Brewery & Taproom – The industrial feel and garage-style openings make for a unique microbrewery setup.

Retail & Service Businesses

Dog Wash & Grooming Facilities – The drainage system and washing stations are perfect for pet grooming and self-service dog wash stations.

Self-Storage & Mini-Warehouse Space – The open structure allows for partitioning into self-storage units.

Outdoor & Recreational Gear Rentals – A great fit for kayak, bike, or paddleboard rentals in areas with outdoor tourism.

Garden Centers & Nurseries – The covered outdoor space is ideal for selling plants, garden supplies, and landscaping materials.

Boutique Gyms & Training Centers – The existing structure can be modified into a personal training gym, CrossFit box, or cycle studio.

Contractor & Construction Yards – A car wash structure is excellent for small contractors needing workspace and storage.

Machinery & Equipment Rental Business – With covered bays and outdoor storage, it's a great fit for tool and equipment rentals.

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Redevelopment Opportunity – Situated in a primary trade hub, this property enjoys numerous advantages, such as a substantial population, thriving retail sales, excellent visibility and accessibility, as well as the potential for innovative repurposing.

Enclosed the building could encompass 3,300 SF

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Located along a major trade corridor, this site is surrounded by top national and regional retailers, restaurants, and QSRs, including:

4955 Mobile Hwy presents an exciting redevelopment opportunity for retailer looking for a high-visibility location with the infrastructure to support bulk materials, outdoor displays, and customer convenience.



- ✓ Expansive Open-Air Bays – Perfect for showcasing large product displays, fountains, pavers, and bulk landscape materials like mulch, stone, and other items.
- ✓ Drive-Through Access & Covered Areas – Customers can easily pick up materials, and supplies without exposure to the elements.
- ✓ Ample Lot Space for Equipment & Storage – The site allows for organized inventory displays, bulk material storage, and retail-ready staging areas.
- ✓ High-Traffic Location – Situated on Mobile Hwy, this property sees strong daily traffic and offers great signage visibility.
- ✓ Mobile Hwy is positioned off of Fairfield Drive (25,000 CPD) and Saufley Field Road (28,500 CPD), both of which serve as major travel corridors providing seamless access through Pensacola and into Baldwin County, AL, ensuring prime transportation modality for businesses.
- ✓ Reinforced Concrete Pavement – Built to withstand heavy loads, forklifts, and commercial trucks for easy product movement.
- ✓ Easy Entry & Exit Points – Allows for smooth customer flow and delivery logistics.

With minimal retrofitting and cost affordability, 4955 Mobile Hwy can be transformed into a thriving hub for retailers, contractors, or landscaping professionals.

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